

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

37 The Ridge, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$884,000 Property Type House Suburb Lilydale

Period - From 01/01/2025 to 31/12/2025 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10 The Ridge LILYDALE 3140	\$1,150,000	09/12/2025
2	15 Freshfield Av MOOROOLBARK 3138	\$1,175,000	08/12/2025
3	11 Bristol Cr LILYDALE 3140	\$1,150,000	14/10/2025

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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4 2 2

**Property Type:** House  
**Land Size:** 1791 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending December 2025: \$884,000

## Comparable Properties

10 The Ridge LILYDALE 3140 (VG)

Agent Comments

3 - -

**Price:** \$1,150,000  
**Method:** Sale  
**Date:** 09/12/2025  
**Property Type:** House (Res)  
**Land Size:** 1116 sqm approx



15 Freshfield Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 2

**Price:** \$1,175,000  
**Method:** Private Sale  
**Date:** 08/12/2025  
**Property Type:** House  
**Land Size:** 742 sqm approx



11 Bristol Cr LILYDALE 3140 (REI/VG)

Agent Comments

4 3 2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 14/10/2025  
**Property Type:** House (Res)  
**Land Size:** 880 sqm approx

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